

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 May 2025 17:15:29 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2957

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/05/2025 5:15 PM.

Application Summary

Address:	The Prince Albert Copthorne Bank Copthorne Crawley West Sussex RH10 3QX
Proposal:	Sever existing land to retain existing public house use and area of pub garden and erect a convenience store and 4 no. apartments with associated works, including alterations to the existing vehicular access and car park (Amended plans and retail justification received 1 May 2025)
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address: Salyda Shipley Bridge Lane Copthorne

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	◦ The ROK Retail Justification document states that there is no planning policy requirement to demonstrate a retail need, but does suggest, at great length, there is an argument for more convenience stores on the basis of estimated population pro rata shopping expenditures and habits. This does not appear to be a view shared by a vast majority of Copthorne residents,

presumably based on their actual shopping habits. Whether or not there is a retail need or a requirement to demonstrate a need, the proposed location for further retail development remains totally inappropriate.

◦ It is very disappointing to note that West Sussex Highways Authority have no objection to the proposed development subject to some minor requirements regarding visibility at the access points. A significant increase in trips to and from the site is anticipated but it is suggested that a large proportion of these will be via foot or cycle. If this is correct it will further increase hazards for pedestrians and cyclists so near to an already busy road junction, where pavements are narrow and there is no specific provision for cyclists.

Kind regards